

**County of Loudoun
Department of Planning
MEMORANDUM**

DATE: June 9, 2010

TO:

Building and Development, ERT	William Marsh (Todd Taylor)	MS 60
Building and Development, Zoning	Marilee Seigfried (Theresa Stein)	MS 60
Loudoun Water	Julie Atwell	MS 00B
Office of Transportation Services	Terri Smithson (George Phillips)	MS 69
Parks, Recreation & Community Services	Mark Novak (Brian Fuller)	MS 78
Planning, Comprehensive	Cindy Keegan (Joe Gorney)	MS 62
Virginia Department of Transportation	Tom Van Poole (John Bassett)	MS 00

FROM: Marchant Schneider, Project Manager

SUBJECT: ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School, Goshen Road Assemblage
(SECOND SUBMISSION)

COMMENT

DUE DATE: JULY 9, 2010

Please review the attached documents against your last response to the above-mentioned applications. I will be contacting you individually over the next several weeks to discuss the content of these documents (the application is scheduled for Planning Commission Public Hearing on July 28, 2010). Please provide one paper copy of your comments to the Project Manager by the comment due date as well as one electronic copy of referral comments to marchant.schneider@loudoun.gov. If you have any questions, please contact me at 703-771-5669. Thank you for your assistance!

NOTE: Please note the Board took official action at their 3/17/09 Business Meeting to expedite all land use applications associated with MS-5 and to take all steps to ensure that these applications are given priority and are available for PC and BoS review as soon as possible.

* Please see LMIS application documents if no hard copy is attached. Agencies outside the County can view documents at www.loudoun.gov/lola.

ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School
Goshen Road Assemblage

Please find the enclosed information for your review:

1. Information Sheet
2. Statement of Justification dated March 8, 2010, revised June 8, 2010
3. Applicant Response Letter dated June 8, 2010
4. Applicant Response to VDOT Comments RE: TIA dated June 9, 2010
5. Tree Cover Evaluation – Southern Portion of Site (ERT)
6. Traffic Impact Study, Appendix, and digital files dated March 8, 2010, revised June 9, 2010
(OTS, VDOT, Project Manager)
7. ZMAP / SPEX Plat dated March 8, 2010, revised through June 8, 2010

ZMAP 2010-0001 & SPEX 2010-0003
HS -7 Dulles South and Elementary School
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**APPLICANT
REPRESENTATIVE:**

Loudoun County School Board
Dr. Sam Adamo, Executive Director and
Sara Howard-O'Brien, AICP, Land Management Supervisor
21000 Education Court, Suite 220
Ashburn, VA 20148
571-252-1156
sara.howardobrien@loudoun.k12.va.us

OWNERS:

Loudoun County School Board

PROPOSAL:

A **Zoning Map Amendment** to rezone three (3) acres of land, MCPI 248-48-6530 from PG-GI to TR1UBF, and a **Special Exception** to allow a high school (HS-7) and an elementary school on approximately 97.16 acres of land zoned TR-1UBF (including the 3 acres to be rezoned).

ADDRESS:

See attached list of subject properties

LOCATION:

East and west side of Goshen Road (Route 616) and approximately one mile south of John Mosby Highway (Route 50)

TAX MAP/PIN #:

See attached list of subject properties

CURRENT ZONING:

TR1UBF & PD-GI

NON-RES. SQ. FT.:

Up to 302,000 sq. ft High School
Up to 105,000 sq. ft. Elementary School
Up to 407,000 SF Total

SURROUNDING ZONING/LAND USES:

NORTH	TR1UBF	Stone Ridge
SOUTH	TR1UBF & PDH-4	Westport & CD Smith
EAST	PDH-4	Stone Ridge
WEST	TR1UBF	Westport

ELECTION DISTRICT:

Dulles